

ZONING DISTRICT: OFFICE/LIGHT INDUSTRIAL (OLI) OVERLAY DISTRICT: CAMPUS DEVELOPMENT OVERLAY DISTRICT (CDO)

USE: LABORATORY BUILDING DIMENSIONAL REQUIREMENTS CRITERIA REQUIRED **EXISTING** PROPOSED ZONING COMPLIANCE LOT AREA (MIN.) 43,560 sf 206,848 sf 206,848 sf YES LOT FRONTAGE (MIN.) 100' 243'± YES 243'± LOT WIDTH (MIN.) 1 150' 560'± 560'± YES FRONT YARD (MIN.) 40' 50'± 17.5'± YES SIDE YARD (MIN) 35' 51'± 230'± YES REAR YARD (MIN) 35' 192'± NO FLOOR AREA RATIO 0.35 0.15 0.15 YES GROUND COVERAGE YES 34% 37% BUILDING HEIGHT (MAX) YES 60' <50' <50'

1. LOT WIDTH: THE LINEAR DISTANCE FROM SIDE LOT LINE TO SIDE LOT LINE MEASURED ALONG THE BUILDING FRONT YARD SETBACK.

YES

2. IF A LOT HAS FRONTAGE ON MORE THAN ONE STREET, FRONTAGE ON ONLY ONE STREET SHALL BE USED TO SATISFY THE MINIMUM LOT FRONTAGE REQUIREMENT.

BUILDING SEPARATION

	OFF STREET PARKIN	G SUMMARY		
	PARKING ALLOTMENT R	EQUIREMENTS		
	PARKING RATE	CRITERIA	REQUIRED	PROVIDED
BUILDING USE	REQUIRED	SIZE	SPACES	SPACES
RESEARCH/LAB USE	1 SP / 2 EMPLOYEES + 1 VISITOR SPACE / 25 PARKING SPACES	250 EMPLOYEES	130	130

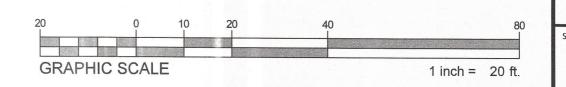
TOTAL PARKING PROVIDED = 130 SPACES (125 SPACES FOR 250 EMPLOYEES + 5 VISITOR SPACES)

HANDICAP SPACES REQUIRED PER ADA = 5 SPACES (1 MIN. VAN ACCESSIBLE)

WITH RESPECT TO THE RESEARCH, DEVELOPMENT AND MANUFACTURING USES SPECIFIED IN PARAGRAPH (B) OF SECTION 9.4, AT THE CHOICE OF THE APPLICANT, EITHER (1) ONE AND ONE HALF SPACES FOR EACH 1000 GROSS SQUARE FEET OF BUILDING FLOOR AREA DEVOTED TO MANUFACTURING USES AND TWO (2) SPACES FOR EACH 1000 GROSS SQUARE FEET OF BUILDING USED FOR RESEARCH AND DEVELOPMENT USES; OR (II) ONE (1) SPACES FOR EACH 2.0 PERSONS INCLUDED IN THE OFFICERS, STAFF AND EMPLOYEES WITHIN THE CDO DISTRICT OF EACH ORGANIZATION CONDUCTING SUCH USE, DETERMINED AND CERTIFIED AS PROVIDED IN PARAGRAPH (D) HEREOF, PLUS VISITOR SPACES OF ONE (1) ADDITIONAL SPACE FOR EACH TWENTY-FIVE (25) SPACES SO DETERMINED. COMPACT SPACES – IN PARKING LOTS CONTAINING MORE THAN TEN (10) SPACES, UP TO TWENTY-FIVE PERCENT (25%) OF THE REQUIRED PARKING MAY BE SET ASIDE FOR COMPACT CARS AS A MATTER OF RIGHT. UPON GRANT OF A SPECIAL PERMIT, THE PERCENTAGE OF PARKING SPACES FOR COMPACT CARS MAY BE INCREASED TO NOT MORE THAN FIFTY PERCENT (50%). EACH COMPACT SPACE SHALL BE NOT LESS THAN (8) FEET IN WIDTH AND SIXTEEN

OFF STREET PARKING DIMENSIONAL SUMMARY					
CRITERIA	REQUIRED	PROPOSED	ZONING COMPLIANCE		
STANDARD STALL WIDTH	8.5'	8.5'	YES		
STANDARD STALL DEPTH	19'	19'	YES		
DRIVEWAY WIDTH (TWO-WAY)	24'	24'	YES		
DRIVEWAY WIDTH (ONE-WAY)	14'	14'	YES		

SYMBOL LEGEND			
SGC	SLOPED GRANITE CURB		
CCB	CAPE COD BERM		
R=25'	CURB RADIUS		
12)	PARKING COUNT		
	LIMIT OF NEW PAVEMENT/FULL DEPTH RECONSTRUCTION		
T	ELECTRIC TRANSFORMER		
НН	ELECTRIC HANDHOLE		
ТМН	TELCOM MANHOLE		
	UTILITY POLE		
—— они ——— они ——	OVER HEAD ELECTRIC		



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LABORATORIES

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1 7/29/2021 ZBA VARIANCE APPLICATION

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LAYOUT & MATERIALS PLAN